
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2401-2405 1st Street NW	X	Agenda
Landmark/District:	Bloomington Historic District		Consent Calendar
Meeting Date:	July 22, 2021	X	Concept Review
H.P.A. Number:	21-274	X	Alteration
Staff Reviewer:	Steve Callcott		New Construction
			Demolition
		X	Subdivision

The Mu Lambda Foundation, a non-profit social service and educational organization, seeks concept review for alterations and a subdivision of their property at 2401-2405 1st Street NW in the Bloomington Historic District.



Property History and Description

2405 1st Street, located at the northeast corner of First and Bryant Streets, was constructed in 1904 by architect Joseph Bohn for Bloomington real estate developer Raymond Middaugh. It is a five-bay, central-passage-plan Georgian Revival style house with a side gable roof with end chimneys. It features a one-story, three-bay-wide front porch with Ionic columns and a large central entry door with a fanlight and sidelights. In form and style, the house is more typical of the suburban areas of the city and is unique in the urban rowhouse neighborhood of Bloomington. The house is sited in from the corner with a generous side yard and originally had an open porch on the south side elevation that had the same detailing as the front porch.

The house was clearly designed as a corner house with two primary elevations and to stand out as the home of one of Bloomingdale's most important developers.



A c. 1904 rendering of 2401 1st Street NW showing the original side porch

Raymond Middaugh, together with partner William Shannon, built more houses in Bloomingdale than any other single developer. The firm went on to become the major developer of Park View, Woodley Park, Petworth, and Michigan Park. In 1901, Middaugh & Shannon began partnering with architect Joseph A. Bohn, Jr., with whom the firm worked almost exclusively over the next decade, especially on Bloomingdale's northernmost blocks. Bohn's houses for Middaugh & Shannon surround the subject property, lining the 2300 and 2400 blocks of 1st Street as well as the unit and 100 blocks of Bryant and Adams streets.

Proposal

The project includes removal of an enclosed stair on the south side of the house and reconstruction of a new stair on the east (rear) elevation, and subdivision of lot 153 into three lots – one for the existing house and two rowhouse lots facing Bryant Street. The stair enclosure would be pulled in from the rear corner of the house and would rise only two floors

(rather than the current three), topping out under the overhanging cornice. The materials of the enclosure are not specified. The original base of the side porch would remain.

The subdivision would retain the open side yard on the same lot as the historic house. On paper, the two rowhouse lots would have unusual wedge shapes extending to the north property line of 2401 but would permit construction of two side-by-side flats that would appear as four 15' wide x 35' deep rowhouses with 4' projections.

Evaluation

The applicants' initial idea for subdividing the property was to create two rowhouse lots facing 1st Street, removing the stair and base of the original side porch, and building rowhouses that would directly abut and cover over the side elevation and windows of the existing house. The current proposal for subdivision was developed at the encouragement of HPO in order to retain the unique siting and orientation of the house and to not cover a fully designed primary elevation. The proposal is compatible in retaining the character of this unusual and important house and its site while also permitting the development of a compatible conceptual plan for rowhouse construction along Bryant Street.

It is not clear whether the new houses are proposed to align with the houses on Bryant -which are set back from the building restriction line - or set forward of those houses on the building restriction line. An argument could be made that either would be compatible; if set forward, this would replicate the condition of the row on the south side of Bryant ending at 2333 1st Street, while if set back, this would align with the houses on the north side of Bryant. Either way, a full block plan with building footprints showing both sides of Bryant Street should be included when the concept plans for the new construction are submitted for Board review.

Recommendation

The HPO recommends that the Review Board find the concept for a new enclosed stair on the rear of 2401 and subdivision of the property into three lots to be compatible with the character of the Bloomingdale Historic District, and to delegate final approval to staff. Conceptual plans for the construction of new houses on the two new lots should be submitted for HPRB review when ready.